

U 0265 P 459

132780

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

DOCUMENT NO. 132780
WIL 265 RECORDS PAGE 459

Document Number.

Document Name

THIS DEED, made between Diane S. Olson n/k/a Diane S. Wilken, a single person
and Karen K. Bechel, a single person
("Grantor," whether one or more),

("Grantee," whether one or more),
Grantor, for a valuable consideration, conveys to grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in Pepin
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum):

See attached Exhibit "A" for Legal Description

REGISTER'S OFFICE
Pepin County, Wis
Received for record,
the 14 day of
May 2015, at 02:25 PM
and recorded in Vol. 265
of Records on Page 459-460

Kathleen E. Leventhal
REGISTER OF DEEDS Deputy
pd \$30.00 ck #13648

Name and Return Address

WESTconsin Title Services

444 South Broadway

Menomonie, WI 54751

TRANSFER

\$ 427.50 pd

FEE ck #13648

004-00316-0001

Parcel Identification Number (PIN)

This is is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
Easements, encumbrances and restrictions of record.

Dated:

May 11, 2015

[Signature]

*Diane S. Olson n/k/a Diane S. Wilken

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

STATE OF WISCONSIN)

COUNTY OF Pepin)

SS.)

May 11, 2015

*
I, personally came before me on May 11, 2015
the above-named Diane S. Olson n/k/a Diane S. Wilken to
execute and be the person(s) who executed the foregoing
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____)
authorized by Wis.Stat § 706.06)

THIS INSTRUMENT DRAFTED BY:

Tony R. Schrader, Attorney

(715) 235-3403

File No. OR-15-05132

Notary Public, State of Wisconsin

My Commission (~~is~~ is permanent) (expires) 5/1/17

Kathleen E. Leventhal

ACKNOWLEDGMENT

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

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*Type name below signatures.

FORM NO. 1-2003

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EXHIBIT "A"
LEGAL DESCRIPTION

The Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-five (25), Township Twenty-five (25) North, Range Thirteen (13) West, lying South of U.S. Highway 10; Town of Durand, Pepin County, Wisconsin,
EXCEPT the West 610 feet thereof.

Subject to the reservation of a permanent access easement over and across the access driveway from U.S. Highway 10 and across the East 30 feet of the above described premises as means of ingress and egress to adjacent lands in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), and the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), Section Twenty-five (25), Township Twenty-five (25) North, Range Thirteen (13) West, Town of Durand, Pepin County, Wisconsin, as set forth in that Warranty Deed dated November 6, 1999, recorded November 9, 1999, in Volume 127 of Records, Page 275, as Document Number 100951. Said easement shall be a permanent easement constituting a covenant running with the lands.